

Design, Access & Planning Statement

Retrospective change of use of amenity land for Secure Dog Walking at Plumptions Farm, St Osyth Road, Alresford, Colchester, Essex, CO7 8AZ.



Date of Statement: April 2024

Local Planning Authority: Tendring District Council

Applicant: Mr Josh Gibbon

Development Description: Retrospective change of use of amenity land for Secure Dog Walking at Plumptions Farm, St Osyth Road, Alresford, Colchester, Essex, CO7 8AZ.

Site Address: Plumptions Farm, St Osyth Road, Alresford, Colchester, Essex, CO7 8AZ.

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1. Introduction

This Design, Access and Planning Statement has been prepared on behalf of Mr Josh Gibbon, (the applicant) to accompany a full planning application.

This application will be submitted to Tendring District Council to discuss the retrospective change of use of land at Plumptions Farm for secure dog walking. The purpose of this statement is to support the submission and demonstrate the appropriateness of the proposal and acceptability in respect of both local and national policies.

The application is supported by the following plans and documents:

0000 P1 Location Plan 1 to 5000

0001 P1 Existing as Proposed Site Plan

0001 P1 Location Plan 1 to 1250

0300 P1 Existing as Proposed Fencing and Gates Elevation

Photo Montage of the site

2. Site Location

Plumptons Park is situated outside of the settlement boundary of Arlesford (shown in Figure 2.1 below). As Plumptons Farm is situated outside of the Arlesford settlement boundary it is therefore considered to be located in the countryside. Although the site is situated in the countryside, the site is located only 1.2km from the centre of the village, down Ford Lane (shown in Figure 2.2).



Figure 2.1 – Arlesford Settlement Boundary

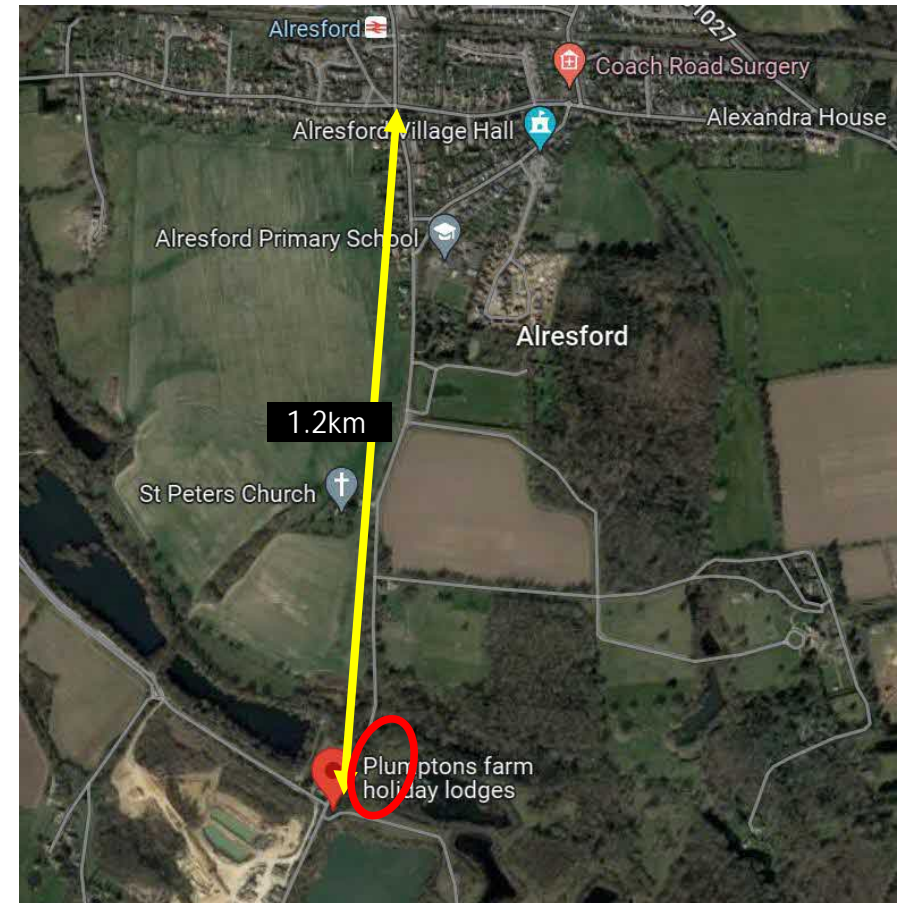


Figure 2.2 – Site Location and Distance to Arlesford Village

Arlesford is considered to be a “Rural Service Centre” according to Tendring District Councils Local Plan Section 2 – January 2022. The Tendring Local Plan identifies opportunities for smaller-scale growth. Some of these villages will accommodate a modest increase in housing stock, where appropriate, within the plan period. Developments will be of a scale that is proportionate, achievable and sustainable for each of the settlements concerned having regard to the existing size and character of each settlement; their more limited range of jobs, shops, services and facilities; and any physical, environmental or infrastructure constraints. These developments will make a meaningful contribution toward addressing local housing needs, supporting the village economy and assisting with the overall housing growth proposed for the District.

According to the Arlesford Neighbourhood Plan – June 2021, the centre of the village, which is identified on the Policies and Inset Maps, is approximately a mile north of the Creek and located around the railway station. For a relatively small village Alresford is hard to match for the quantity and quality of amenities. The railway station has clearly influenced the development and planning of the village during the past 150 years, including the migration of the village centre from near the old church to around the station. The main shopping centre is here and includes; a Post Office, take-away food shops, retail outlets and ‘The Pointer’ public house in nearby Wivenhoe Road. There are also numerous small businesses along Main Road and in Cockaynes Lane.

In 2021, the population of the parish was 2,463. The age profile is generally in line with that of Tendring district and Essex county although Alresford does have a slightly higher proportion of people ages 45-64. In addition, its population of older retirement age (81+) is below Tendring district, which does have a very high proportion of people of this age. One point to note from this is that, with a high proportion of people approaching retirement age, the population of people of retirement age is likely to increase significantly over the plan period.



With the above in mind, it is considered that the retrospective secure dog walking site would look to support the village economy, in allowing people from the village and the wider area to walk and play with their dog / dogs safely and securely, which in turn will bring in a small income for the applicant. The secure dog walking site is considered to be an additional community amenity for the private dog owner and for the support of the local dog business owners by offering a much in demand secure and safe location for dog walking.

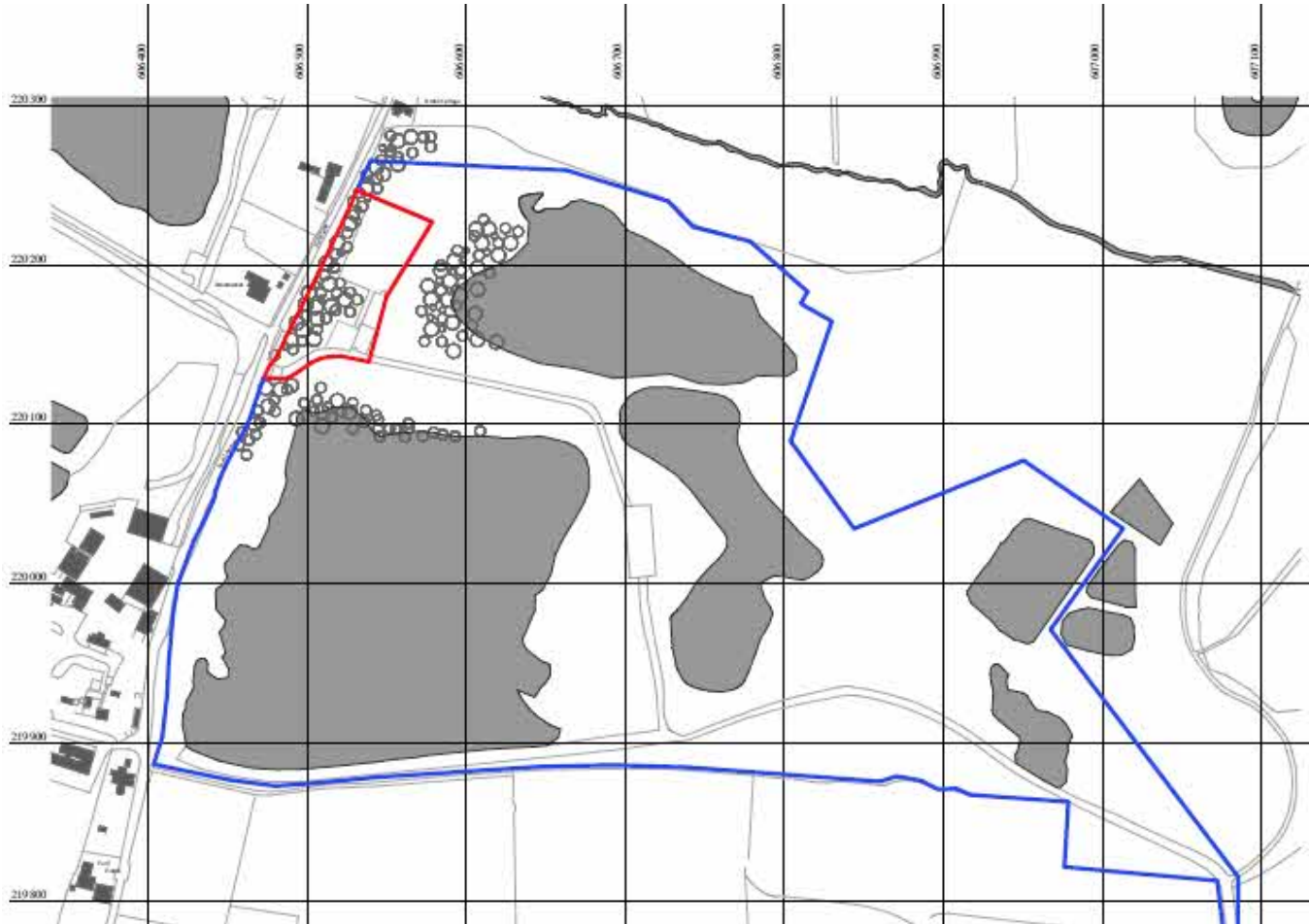
The demographic data relating to pet dog ownership in Colchester estimates that there are something in the region of 20-21k dogs in the city populous (based on 2021 census data). With the recent pandemic, dog ownership is soaring, and the trend is expected to continue. A secure dog walking field set in the rural countryside, which is easily accessible, is considered to be a valuable addition to the dog walking community in and around Colchester.

2. Planning History

| <u>Planning Reference Number</u> | <u>Proposal</u> | <u>Decision</u> |
|----------------------------------|--|----------------------------------|
| 97/00859/CMTR | <u>(Land at Plumptons Farm, St Osyth Road, Alresford) Environment Act 1995 - Review of mineral planning permissions - application for determination of conditions (ESS/52/97/TEN(R))</u> | Granted |
| 97/01155/CMTR | <u>(Plumptons Farm, off St Osyth Road, Alresford) Construction of an Agricultural Irrigation Reservoir [ESS/63/97/TEN]</u> | Withdrawn |
| 08/01155/CMTR | Use of land and amenity lakes for nature conservation purposes and angling. | Withdrawn |
| 09/00161/CMTR | Continuation of development without complying with condition 17 (restoration) attached to planning permission ref. ESS/52/97/TEN (R) seeking variations to the approved restoration scheme to allow for revised contours and the existing amenity lakes to be used for nature conservation purposes, angling and the creation of wet grassland conservation areas (ESS/04/09/TEN). | Granted |
| 12/00736/FUL | Creation of a new replacement vehicular access onto Ford Lane, Alresford, the creation of an internal access track for use by anglers and the closure of an existing internal vehicular access track on land at Plumptons Farm, Alresford. | Withdrawn |
| 12/01079/CMTR | The continuation of the restoration of the site without compliance with condition 2 (approved details) attached to planning permission ref: ESS/04/09/TEN to allow a variation to the approved restoration scheme to allow the removal of trees at location 'P2' as indicated on drawing number P3/284/4/3 to enhance nature conservation on the site. | Granted |
| 15/00162/FUL | Conversion of redundant outbuilding to holiday accommodation and construction of toilet and shower facilities to serve amenity fishing lakes. | Granted |
| 15/01897/DISCON | Discharge of condition 04 (lighting), 05 (guttering), 08 (mitigation) and 10 (drainage) of planning permission 15/00162/FUL. | Discharge of Conditions Approved |
| 16/00492/FUL | Change of use of a small piece of land and add a mobile home/twin unit for temporary residence. | Refused |

3. Proposed Development

The proposed development is for the retrospective change of use of land at Plumptons Farm for secure dog walking.



The site previously was un-used amenity land associated with Plumptons Farm, where the owners of Plumptons farm would graze their goats occasionally to maintain the land.

The site consists of an existing extensive tree belt along the Western boundary, with some of the trees being located within the site itself adding to the rural feel and visual interest for the dogs using the site. The existing extensive tree belt along the Western boundary largely obscures the site from view as you are going down Ford Lane to the site.

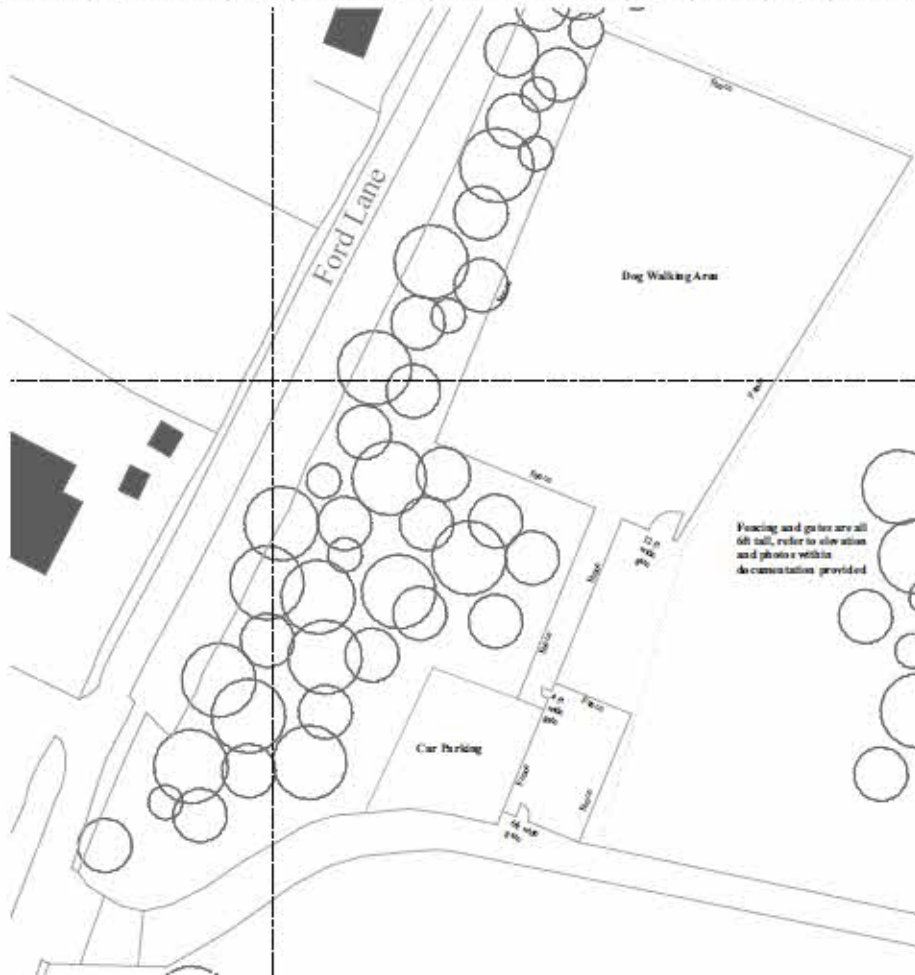
Figure 3.1 – Site Location Plan

Access and Parking



The site is accessed off Ford Lane via the existing gated access for Plumptons Farm and Holiday Lodges (Figure 3.2).

Figure 3.2 – Showing Existing Access to Plumptons Farm and Holiday Lodges



Users of the secure dog walking site would follow the existing road down towards Plumptons Farm and Holiday Lodges, for approximately 50m with the car parking area located on the left-hand side for customers. Customers of the secure dog walking site would then park their vehicle in the dedicated parking area for the site (Figure 3.3)

The car park can facilitate parking for two vehicles which are compliant with Essex Highways Parking Standards, with each space being 5.5m in length x 2.9m in width. Customers are able to reverse back onto the private driveway safely to leave the site in a forward motion prior to exiting the site via the main gates.

Figure 3.3 – Showing the road to the site and the dedicated car parking area



Figure 3.4 – Showing a photo of the secure dedicated car parking area

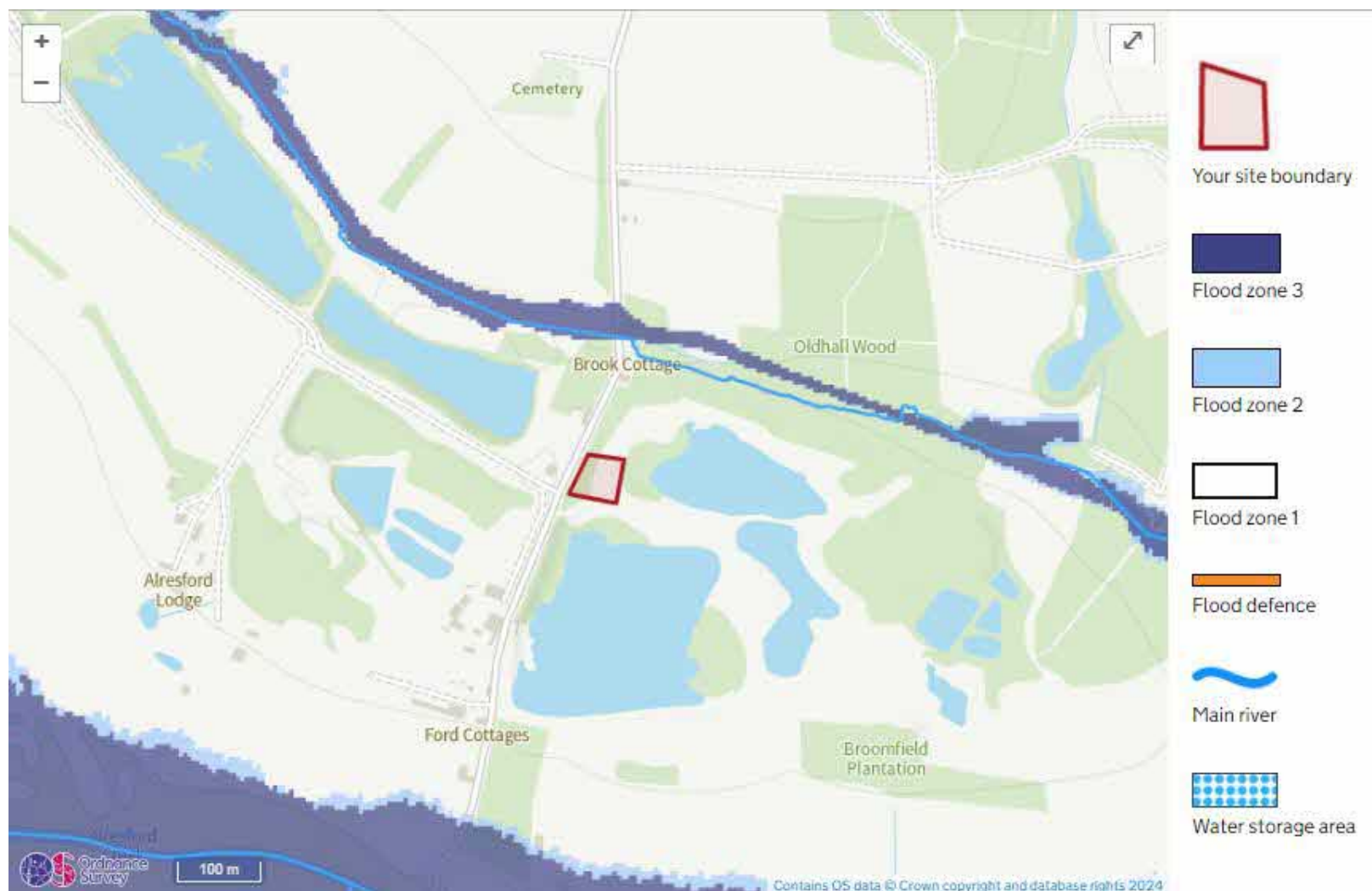
Transport Impacts

Plumptions Farm currently consists of a farm, holiday lodges, fishing lakes, and the secure dog walking facility. On average per day for all of the uses at Plumptions Farm, which use the existing access onto Ford Lane, consist of approximately 13 vehicles per day (1 for the farm, 3 for the holiday lodges (mainly on weekends), 3 for the fishing lakes and 6 for the secure dog walking facility).

The vehicles associated with the secure dog walking facility generally access the site one at a time and on the odd occasion two at a time if friends are meeting to use the facility together. The sessions are always booked in advance with the owners of Plumptions Farm, with the sessions are booked for an hour but last 50 minutes, with the remaining 10 minutes reserved for vehicles to enter and leave the site safely.

Sporadically the owners of Plumptions Farm take bookings at the secure dog walking facility for dog parties and seasonal related dog events (such as Easter, Halloween and Christmas) where there may be a small increase in visitors to the secure dog walking area, although the sporadic increase in vehicles to the site would be far less than the horse related / agricultural vehicles which deliver horse related supplies to the Plumptions Farm.

Flood Risk



As the site is situated in Flood Zone 1 there is low probability of flooding from rivers and the sea. As the site is under 1 ha in size a flood risk assessment is therefore not required.

Figure 3.5 – Flood Map

Surface Water Flooding Risk

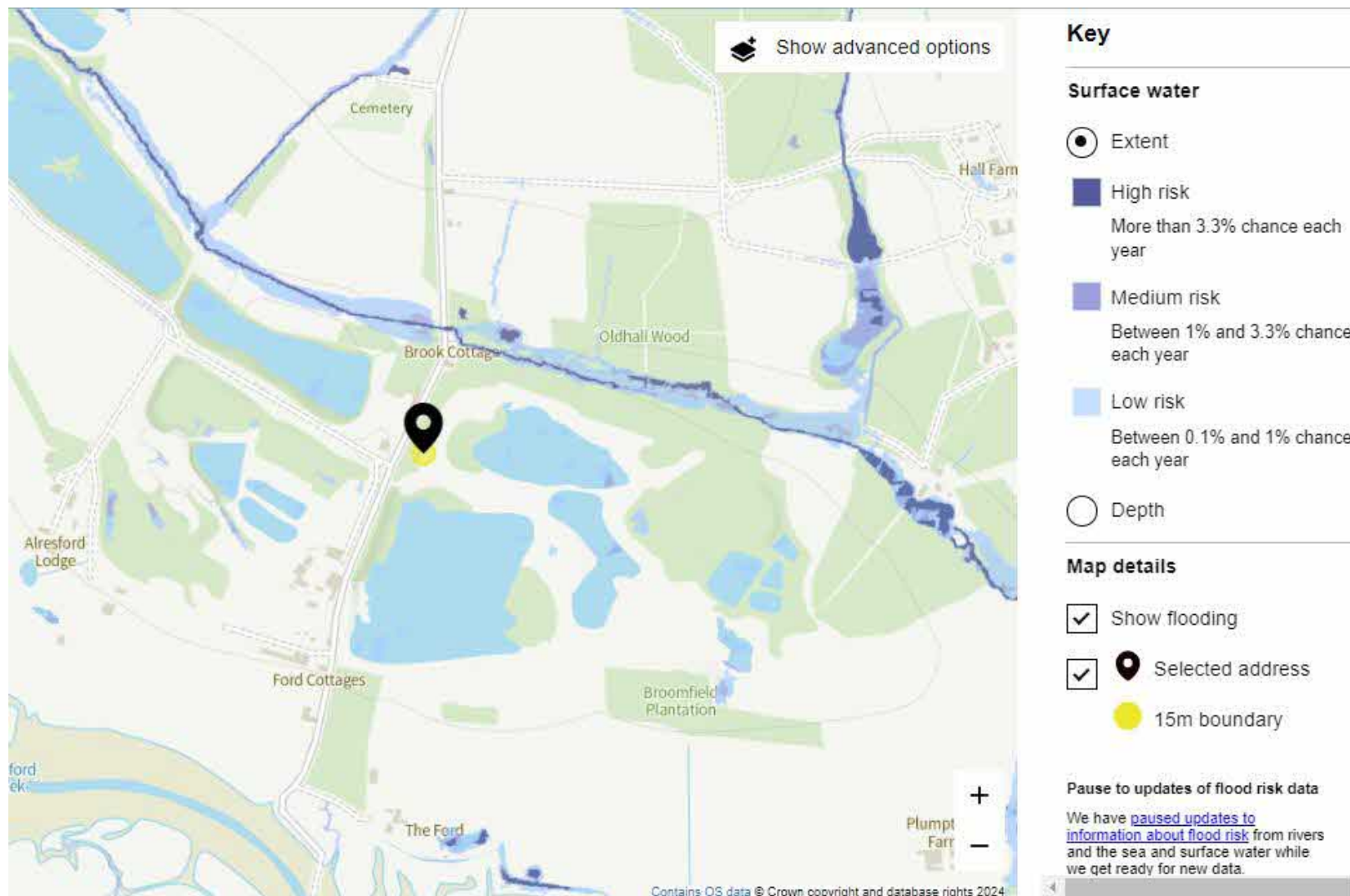


Figure 3.6 – Surface Water Flooding Map

As the shown in Figure 3.6 the site is situated in an area of surface water flooding of low risk which is between 0.1 and 1% each year. Therefore Surface Water Flooding is considered not to be an issue for this proposal.

Character and Appearance

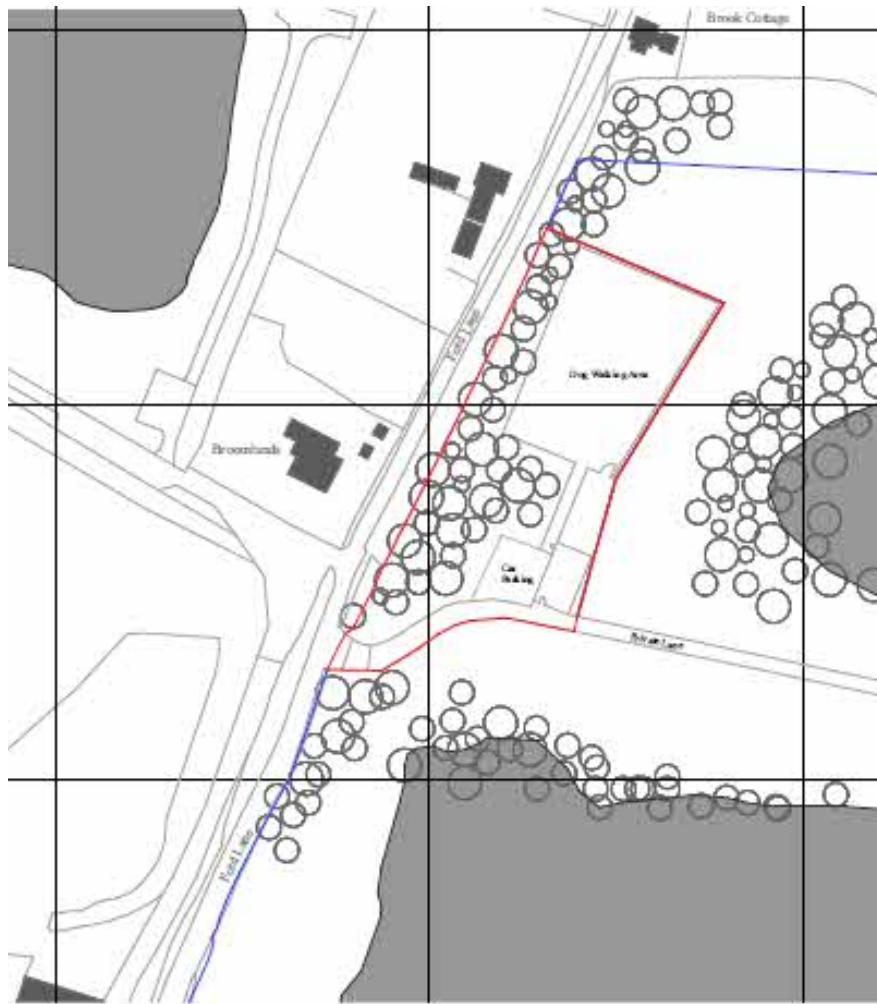


Figure 3.7 – Site Plan

It is considered that the retrospective secure dog facility would have an extremely little impact on the character and appearance of the area. The site has an extensive tree belt along the Western boundary which will be retained and enhanced in areas where required. Also, along the northern boundary there is some temporary netting which has been erected to give the neighbouring property (Brook Cottage) enhanced privacy from the site. It is noted that the applicant intends to plant the northern boundary with a native hedgerow to further enhance the neighbour's privacy, and the character and appearance of the area (as shown in Figure 3.8 below).



Figure 3.8 – Showing the Northern Boundary with additional screening

The perimeter of the site has been finished in 1.83m high galvanised mesh fencing with painted posts every couple of meters of the fence. There are two large are gates on the site (one for the car park area and one on the eastern boundary for emergency access if required). There is also one pedestrian gate from the car park into the facility itself all of which have padlocks and keys for each area for added security for the dogs and people using the facility.



Figure 3.9 – Perimeter Fencing



Figure 3.10 – Secure Car Park Gate



Figure 3.11 – Emergency Access Gate



Figure 3.12 – Pedestrian Access Gate

The following photos on the next page have been taken to demonstrate the character and appearance of the area from different view points within the site and from Ford Lane itself.

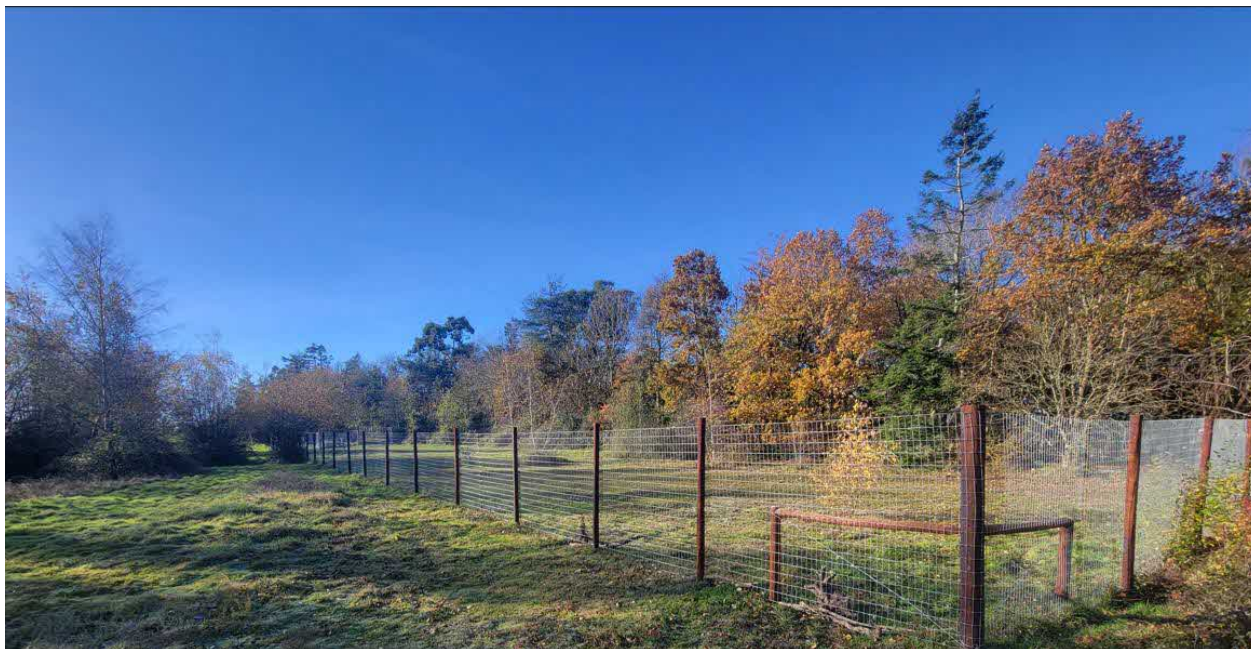


Figure 3.12 – Looking from the back of the site towards the car park



Figure 3.13 – Secure Car Parking Area



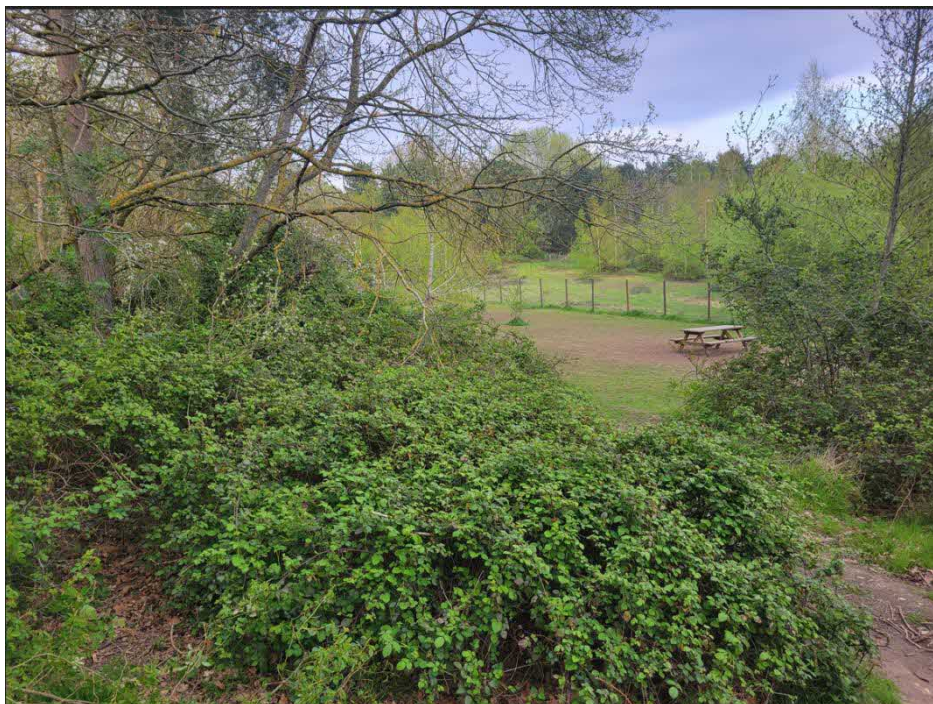
Figure 3.14 and 3.15 – Looking along the Northern Boundary showing the additional screening in the wooded area.



Figure 3.16– Looking along the Western Boundary showing the natural woodland buffer and trees within the site.



Figures 3.17 and 3.18– Looking into the centre of the secure dog walking facility.



3.19– Looking into the centre of the secure dog walking facility.



3.20– Looking down Ford Lane from the main access into the site.



3.21– Looking down Ford Lane showing the limited impact from the Ford Lane.



3.22– Looking down Ford Lane showing the limited impact from the Ford Lane.



Figure 3.23 – Looking up the driveway from within the site up to the main access gate.

Accommodating Lifestyle Changes

In the current post-covid pandemic environment, dog ownership has exploded. During the pandemic lots of people got a cute puppy, without due consideration for formal dog training and socialisation, or the appropriate needs of the chosen breed. Now the issue is that these puppies have become untrained and often not well socialised adolescents, full of hormones but with full weight, that pose a challenge for the new dog owners to walk them with ease. Along with the increase in dog ownership due to covid, there is also the need for secure dog walking facilities due to the recent XL Bully breed ban which requires a licence for ownership throughout England and Wales. This secure dog walking site looks to give registered owners of the XL Bully breed the option to take their dog off the lead without a muzzle and run around in a secure site without the risk of meeting any other dog or person without breaking the law.



The proposed secure dog walking field helps solve this issue by giving the dog owners a safe, private and hassle-free option to exercise their dog and is also a solution for multi-dog households, which have also increased due to the pandemic. The booking system for each session allows for no cross over of customers ensuring privacy. This development of increased dog ownership has at the same time given rise to a number of dog related businesses, like dog walkers. This industry greatly benefits from secure dog walking fields like the one proposed, because it makes their jobs a great deal easier and safer.

For one, they can predictably plan their days, without having to fear any negative interactions with other dogs or their owners. In turn, this will allow them to be more effective and more productive in their jobs.

Secondly, the dogs can properly power themselves out without endangering themselves by running onto a street, or getting lost. Since the pandemic arose, there has also been a shift in working patterns to remote working from home. This has meant that many local residents have been based at home throughout the week rather than just at weekends. Therefore, there is a new demand for nearby places and flexible times where people can walk their dogs safely during the day.



Especially in the surrounding area of the proposed new development of The Tendring / Colchester Borders Garden Community, where thousands of new homes will be built over the next few years, there will be a massive increase in demand for an accessible and secure dog field within the immediate area that emulates a countryside walk. And my field is within walking distance of this new community.

The provision of a secure natural space in the countryside for dog walking where local residents can escape privately with their dog, promotes physical exercise, positive mental health and well-being.

This further diversification of Plumptons Farm offers:

Much needed secure, enclosed and private dog exercise facilities for dog owners.

Contribution towards providing facilities that encourages healthy and active communities, focusing on wellbeing and outdoor activity.

Income for the rural business, support its prosperity and the local area

Support of other local businesses and members of the local community and wider area who require such facilities in order to operate their commercial licenced dog walking businesses.

Operating Hours

The dog walking field will take customers through bookings only, 7-days a week, including bank holiday and weekends. It will be open during conventional daylight hours, fluctuating seasonally. Each booking slot will be for 50 minutes, which allows a 10-minute transition time between booking slots.

It is hoped that in the summer opening times it will allow dogs to be exercised in cooler parts at either end of the day. There will be no floodlighting associated with the use and therefore the use only operate during daylight hours at any time of the year.

A booking system is currently used through Facebook to make bookings online at slots throughout the day. As part of the booking system members are required to sign the 'T&Cs' which will specify that no more than 2 vehicles and a maximum of 10 dogs per hourly session will be permitted.

The sessions are to be booked for 50 minutes in any one hour and therefore there is a 10 minute window between customer sessions to avoid cross over. This is also to maintain social distancing and the exclusivity of the use of the dog walking field.

Dog Waste

One dog waste bin is provided for users of the field inside the perimeter fence. The waste will then be collected by a professional and licensed waste contractor. Furthermore, the site will be inspected at regular intervals by the owners (usually twice a day) to ensure the site remains clean and clear.

Employment

The management and operation of the online booking system, maintenance of grass (goats on the field), management of fencing and car park maintenance will all be managed by the equivalent of 1 part time employee, equivalent to a 0.5 full time employee. There will also be an indirect benefit to dog walking professionals, members of the local community and other dog related businesses.

Landscaping

The site is already heavily landscaped along the western boundary by an existing tree belt and vegetation and this would be retained as part of the application. The site is largely obscured from the public highway by the existing tree belt and vegetation, and therefore would have no impact on the character and appearance of the area or wider landscape.

Wildlife and Biodiversity

The site is considered not to have an impact on any of the wildlife or biodiversity in the area as the site is regularly maintained and with the grass cut short (by the goats) making the site not suitable for any ground nesting species or reptiles. If any wildlife go into the site the fences around the perimeter are designed so that smaller creatures such as a squirrels etc can move freely throughout the site. It is noted that there are not any bird boxes within the site, however the applicant is keen to put some up in appropriate trees near the site to encourage further wildlife to the area, this would look to take place outside of the red line site.

4. Planning Policy Assessment

The table below looks to analyse Tendring District Local Plan Policies, Arlesford Neighbourhood Plan Policies as well as the relevant sections and paragraphs from the NPPF 2023 and explain how the proposal meets the policy requirements.

| <u>Tendring Core Strategy Policy</u> | <u>Policy Description</u> | <u>How Proposal Meets the Policy</u> |
|--------------------------------------|--|---|
| SPL1 – Managing Growth | For Tendring District, seven villages are classed as ‘Rural Service Centres’ Alresford, Elmstead Market, Great Bentley, Little Clacton, St. Osyth, Thorpe-le-Soken and Weeley. For these settlements, the Local Plan identifies opportunities for smaller-scale growth. Some of these villages will accommodate a modest increase in housing stock, where appropriate, within the plan period. Developments will be of a scale that is proportionate, achievable and sustainable for each of the settlements concerned having regard to the existing size and character of each settlement; their more limited range of jobs, shops, services and facilities; and any physical, environmental or infrastructure constraints. These developments will make a meaningful contribution toward addressing local housing needs, supporting the village economy and assisting with the overall housing growth proposed for the District. | The proposal is situated outside of the settlement boundary of Alresford however it is within walking distance to the village. The secure dog walking facility is considered to be of a scale that is appropriate for the village and already has had a meaningful contribution towards supporting the village economy. |
| SPL2 – Settlement | Outside of Settlement Development Boundaries, the Council will consider any planning application in | The proposal is situated outside of the settlement boundary of Alresford however it is within walking |

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| <p>Development Boundaries</p> | <p>relation to the pattern and scales of growth promoted through the Settlement Hierarchy in Policy SPL1 and any other relevant policies in this plan.</p> | <p>distance to the village. The secure dog walking facility is considered to be of a scale that is appropriate for the village and already has had a meaningful contribution towards supporting the village economy.</p> |
| <p>SPL3 – Sustainable Design</p> | <p>Part A: Design</p> <p>All new development(including changes of use)should make a positive contribution to the quality of the local environment and protect or enhance local character. The following criteria must be met:</p> <ul style="list-style-type: none"> a. new buildings, alterations and structures are well designed and maintain or enhance local character and distinctiveness; b. the development relates well to its site and surroundings particularly in relation to its siting, height, scale, massing, form, design and materials; c. the development respects or enhances local landscape character, views, skylines, landmarks, existing street patterns, open spaces and other locally important features; d. the design and layout of the development maintains or enhances important existing site features of landscape, ecological, heritage or amenity value; and e. boundary treatments and hard and soft landscaping are designed as an integral part of the development reflecting the function and character of the development and its surroundings. The Council will encourage the use of locally distinctive materials and/or locally occurring and characteristic hedge species. | <p>It is considered that the secure dog walking facility has used appropriate materials for the countryside location which look to enhance the local character of the area by using the existing tree belt within the site itself. The development relates well to its site and surroundings by way of the fences siting, height, scale and massing and looks to obscure the site from view by using the existing tree belt and enhancing the tree belt with additional planting where appropriate. The development is considered to not have an impact on the local landscape character, views, skylines, landmarks, existing street patterns, open spaces and other locally important features as it is obscured from view from the public highway and wider countryside setting.</p> <p>It is considered that the design and layout of the secure dog walking facility has looked to maintain the overall rural character and appearance of the area. The fencing used, which is integral to the proposal is considered to reflect the function and character of the development and its surroundings, whilst being safe and secure.</p> |

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| | <p>Part B: Practical Requirements.</p> <p>New development (including changes of use) must meet practical requirements. The following criteria must be met:</p> <ul style="list-style-type: none"> a. access to the site is practicable and the highway network will, following any required mitigation, be able to safely accommodate the additional traffic the proposal will generate and not lead to severe traffic impact; b. the design and layout of the development maintains and/or provides safe and convenient access for people with mobility impairments; c. the development incorporates or provides measures to minimise opportunities for crime and anti-social behaviour; d. the applicant/developer can demonstrate how the proposal will minimise the production of greenhouse gases and impact on climate change as per the Building Regulations prevailing at the time and policies and requirements in this plan; e. buildings and structures are designed and orientated to ensure adequate daylight, outlook and privacy for future and existing residents; f. provision is made for adequate private amenity space, waste storage and recycling facilities, vehicle and cycle parking; and g. the development reduces flood risk and integrates sustainable drainage within the development, creating amenity and enhancing biodiversity. | <p>It is considered that the access to the site is practicable and the highway network will be able to safely accommodate the additional traffic the proposal will generate and not lead to severe traffic impact.</p> <p>The design and layout of the development provides safe and convenient access for people with mobility impairment via the dedicated footpath into the site and seating throughout the facility. The development incorporates or provides measures to minimise opportunities for crime and anti-social behaviour by way of using the existing secure gates at the access as well as the facility being locked before, during and after use.</p> <p>It is considered that the proposal will not have a detrimental impact on the production of greenhouse gases and impact on climate change as per the Building Regulations as the number of cars visiting the site throughout the day will be limited and people locally that want to use the site can walk to the site should they wish.</p> <p>It is considered that the proposal would not have an impact on any neighbouring properties and the applicant is keen to add additional landscaping along the northern boundary to enhance this boundary further. It is considered that appropriate provision has been made within the site for the waste generated by the site.</p> |
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| | <p>Part C: Impacts and Compatibility.</p> <p>New development(including changes of use)should be compatible with surrounding uses and minimise any adverse environmental impacts. The following criteria must be met:</p> <ul style="list-style-type: none"> a. the development will not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby properties; b. the development, including any additional road traffic arising, will not have unacceptable levels of pollution on : air, land, water(including groundwater),amenity, health or safety through noise, smell, dust, light, heat, vibration, fumes or other forms of pollution nor nuisance; c. the health, safety or amenity of any occupants or users of the proposed development will not be materially harmed by any pollution from an existing or committed use ;and <p>All new development (including changes of use), should incorporate climate change adaptation measures and technology from the outset including reduction of emissions, renewable and low carbon energy production, passive design, and through green infrastructure techniques, where appropriate. When considering new development, applicants and developers should avoid adverse impacts upon the environment. This Policy contributes towards achieving Objectives 6, 7 and 8 of this Local Plan.</p> | <p>The development would not have an impact on flood risk as its not located within the flood zones and the open space within the site is being kept open.</p> <p>It is considered that currently there isn't the demand for EV car charging facilities at the site, however if EV car usage increases substantially and becomes the norm of course the applicant will look to include the provision for electric vehicles.</p> |
| <p>HP1 – Improving</p> | <p>g. ensuring increased contact with nature and access to the District's open spaces and offering opportunities for</p> | <p>The site looks to increase the contact with nature and provides opportunities through physical</p> |

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| Health and Wellbeing | physical activities through the Haven Gateway Green Infrastructure and Open Space Strategies. This Policy contributes towards achieving Objectives 5 and 6 of this Local Plan. | activity for both the dogs using the facility and the owners walking around the facility, |
| PP3 – Village and Neighbourhood Centres | The Council will work with its partners, including local businesses, to protect and enhance the following village and local neighbourhood centres and any proposed village and neighbourhood centres as defined on the Policies Map. – Alresford Village Centre | Although the proposal would not strictly meet this policy it would encourage people from the village and the wider area (such as Colchester for example) to use the site and therefore look to enhance the village vibrancy. |
| PP8 – Tourism | To attract visitors to the Tendring District and support economic growth in tourism, the Council will generally support proposals that would help to improve the tourism appeal of the District to visitors, subject to other relevant policies in the Local Plan. In particular, the Council will support appropriate proposals for: new and improved attractions and leisure activities at the District’s pleasure piers, amusement parks and holiday parks; the provision of leisure and tourism facilities as part of farm diversification schemes; outdoor recreational activities that would strengthen the function and protection of the undeveloped countryside. | It is considered that the proposal would look to encourage a sensible level of tourism to the area through the existing booking system and people who visit Alresford can use the facility to walk their dogs safely and securely whilst also using the facilities of Plumptons Farm and the village whilst they are at the site. |
| PP13 – The Rural Economy | To support growth in the rural economy, the Council may grant planning permission for the following types of development in the countryside outside of defined Settlement Development Boundaries, subject to detailed consideration, including against other policy requirements in this Local Plan: The Council will permit sustainable development proposals for farm and other land-based diversification schemes that benefit the rural area. | It is considered that the proposal would look to further diversify Plumptons Farm and look to secure the longevity of the farm. It is considered that the proposal would not create significant levels of traffic, particularly lorries, on rural roads and it will not lead to unacceptable levels or types of traffic or problems of road safety or amenity and will not require highway improvements which will harm the character of rural roads in the area. |

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| | <p>g. the proposed use would not create significant levels of traffic, particularly lorries, on rural roads (proposals for employment uses will be required to provide a sustainability assessment which may include a Travel Plan designed to maximise the opportunities to reduce the need to travel by private car);</p> <p>i. it will not lead to unacceptable levels or types of traffic or problems of road safety or amenity and will not require highway improvements which will harm the character of rural roads in the area.</p> <p>This Policy contributes towards achieving Objectives 2,6,8 and 10 of this Local Plan.</p> | |
| <p>PPL1 – Development and Flood Risk</p> | <p>All development proposals should include appropriate measures to respond to the risk of flooding on and/or off site. Within the Flood Zone(which includes Flood Zones 2 and 3, as defined by the Environment Agency) shown on the Policies Map and Local Maps, or elsewhere involving sites of 1ha or more, development proposals must be accompanied by a Flood Risk Assessment. Where development is classified as “more vulnerable” the Flood Risk Assessment(FRA) should demonstrate that there will be no internal flooding in the event of a “design event flood”. The FRA should demonstrate that in the event of a breach or failure of flood defence infrastructure, refuge will be available above flood levels and that a means of escape is possible from first floor level. All development classified as “More Vulnerable” or “Highly Vulnerable” within Flood Zone 2 and 3 should set finished floor levels 300mm above the known or modelled 1 in 100 annual probability(1%AEP)flood level including an allowance for climate change. This Policy</p> | <p>As the site is situated in Flood Zone 1 this would not apply, but has been considered in the siting of the secure dog walking facility.</p> |

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| | contributes towards achieving Objective 9 of this Local Plan. | |
| PPL3 – The Rural Landscape | The Council will protect the rural landscape and refuse planning permission for any proposed development which would cause overriding harm to its character or appearance, including to: d. native hedgerows, trees and woodlands; New development within the rural landscapes should minimise the impact of light pollution on the site and its surroundings, in order to protect rural amenity and biodiversity. This Policy contributes towards achieving Objectives 7 and 8 of this Local Plan. | It is considered that the proposal would have a positive impact on the native hedgerows, trees and woodlands situated within its immediate surroundings through appropriate management of the native hedgerows, trees and woodland. The proposal does not have any flood lights at the site and would only operate during day light hours in order to protect rural amenity and biodiversity |
| PPL4 – Biodiversity and Geodiversity | Proposals for new development should be supported by an appropriate ecological assessment. Where new development would harm biodiversity or geodiversity, planning permission will only be granted in exceptional circumstances, where the benefits of the development demonstrably outweigh the harm caused and where adequate mitigation or, as a last resort, compensation measures are included, to ensure a net gain, in biodiversity. This Policy contributes towards achieving Objective 8 of this Local Plan. | It is considered that the proposal would not have an impact on biodiversity or geodiversity, however the applicant is looking to enhance the wildlife at Plumptions Farm and will be looking to increase the number of bird boxes on the site appropriately outside of the red line of this site. |
| CP1 – Sustainable Transport and Accessibility | Proposals for new development must be sustainable in terms of transport and accessibility and therefore should include and encourage opportunities for access to sustainable modes of transport, including walking, cycling and public transport. Providing options for non-motorised vehicles is especially important for the large-scaled developments at Clacton and the Tendring Colchester Borders Garden Community. This Policy | The proposal is considered to be sustainable in terms of transport and does encourage opportunities for access to sustainable modes of transport, including walking, cycling and public transport. The site is located 1.2km from the centre of the Alresford Village which has all of the appropriate services and people could arrive by train, bus, bike or on foot to the site. |

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| | contributes towards achieving Objectives 4 and 6 of this Local Plan. | |
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| <u>Arlesford Neighbourhood Plan Policies</u> | <u>Policy Description</u> | <u>How Proposal Meets the Policy</u> |
|--|---|--|
| Vision for Alresford | <p>Providing and supporting clubs and facilities that offer opportunities for enhancing the wellbeing of residents through exercise and social contact;</p> <p>Protecting and improving the amenity value of the built and natural environment for residents and visitors in both the local and wider community;</p> <p>Promoting residents' aspirations of remaining a walkable village with the station area at its heart and providing an environment in which children and adults of all ages can flourish and develop.</p> | <p>It is considered that the proposal would look to offer opportunities for enhancing the wellbeing of residents through exercise and social contact, whilst also looking to protect and improve the amenity value of the built and natural environment for residents and visitors in both the local and wider community. The proposal also looks to promote residents' aspirations of remaining a walkable village with the station area at its heart and providing an environment in which children and adults of all ages can flourish and develop.</p> |
| ARLES3 – Enhancing Walking and Cycling in and around Alresford | <p>A. In order to enhance movement by means other than the private car, major development must prioritise the enhancement of the network of safe routes for walking, both within Alresford village (in particular 'safe routes to school') and linking Alresford with neighbouring villages. Further enhancement to provide cycle access, particularly where this is separated from vehicular traffic, is also encouraged.</p> | <p>It is considered that the proposal can be accessed by other means than the private car should people want. Users of the site could also cycle to the site should they wish although given the use as a secure dog walking facility it is unlikely that users would arrive by bike.</p> |
| ALRES7 – Provision for Wildlife in new development | <p>All development proposals are expected to deliver net biodiversity gains in addition to protecting existing habitats and species. Development</p> | <p>It is considered that the proposal would look to protect the existing habitat and species, and the applicants are looking to increase the number of</p> |

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| | proposals (particularly residential developments) which seek to address this requirement (in part or in full) by incorporating design features that encourage local wildlife to thrive, will be strongly supported. | bird boxes on appropriate trees on the Plumptions Farm site. |
| ALRES10 – Surface Water Management | A. Any proposed development should include measures to mitigate against future risk to properties, residents and wildlife from flooding and be located away from areas prone to flooding. | It is considered that the proposal would not have an impact on flooding and has been located on an area which is not prone to flooding. |

| <u>Relevant NPPF 2023 Section and Paragraphs</u> | <u>NPPF 2023 Paragraph Wording</u> | <u>How Proposal Meets the NPPF Section and Paragraph Wording</u> |
|--|---|--|
| Paragraph 88 | <p>Planning policies and decisions should enable:</p> <p>a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, beautiful new buildings;</p> <p>b) the development and diversification of agricultural and other land-based rural businesses;</p> <p>c) sustainable rural tourism and leisure developments which respect the character of the countryside;</p> | It is considered that the proposal would be compliant with Paragraph 88 of the NPPF as the proposal looks to further diversify Plumptions Farm, whilst creating an element of sustainable rural tourism which respects and enhances the character and appearance of the countryside. |
| Paragraph 89 | Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found | It is considered that the proposal meets a community need both locally and from the wider area for this use in the countryside location. It is |

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| | <p>adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.</p> | <p>considered that the development is sensitive to its surroundings, and does not have an unacceptable impact on local roads and exploits any opportunities to make the site and village even more sustainable. The site is physically well related to the existing settlement of Alresford and people could walk to the site if they want from the village or wider area.</p> |
| <p>Paragraph 96</p> | <p>Planning policies and decisions should aim to achieve healthy, inclusive and safe places and beautiful buildings which:</p> <ul style="list-style-type: none"> a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages; b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of beautiful, well-designed, clear and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas; and | <p>It is considered that the site looks to achieve healthy, inclusive and safe places which promotes social interaction (virtually through the facebook page). It is considered that the proposal also looks to enable and support healthy lifestyles, especially where this would address identified local health and well-being needs and would get people out of their house to walk their dog in a safe and secure environment.</p> |

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| | <p>c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.</p> | |
| <p>Paragraph 97</p> | <p>To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:</p> <p>a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;</p> <p>b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;</p> <p>c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs;</p> <p>d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and</p> <p>e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.</p> | <p>It is considered that the proposal provides a facility that the community needs in the right location, which looks to promote local strategies to improve health, social and cultural well-being for all sections of the community. It is also considered that the proposal would look to provide a facility which would meet the local community and wider areas needs .</p> |

5. Conclusion

It is considered that the retrospective change of use of land at Plumptions Farm for secure dog walking, is compliant with Tendrings Local Plan Policies, Alresford's Neighbourhood Plan Policies and the NPPF 2023 as demonstrated through Section 4 of this document. As the proposal is policy compliant it is therefore considered that the proposal should be recommended for approval and approved without delay.